

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Kingdom Coach, LLC
5182 Willis Road
Theodore, Alabama 36582

Re: Case #ZON2009-01497 (Planned Unit Development)
Kingdom Coach LLC
5182 Willis Road
(South side of Willis Road, 620'± East of Middle Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s) / Property Owner(s):

At its meeting on July 2, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **paving of the front parking area to city standards, including the striping of parking spaces and provision of bumpers;**
- 2) **revision of the site plan to depict new overstory frontage trees in front landscape area;**
- 3) **revision of the site plan to indicate if the existing dumpster is screened, and placement of a note on the site plan stating that drainage from any new dumpster pads must connect to the sanitary sewer system via a grease trap/oil separator;**
- 4) **placement of a note on the site plan stating that the runoff from the vehicle washing facility must drain to the sanitary sewer system, and the connection must include an oil separator;**
- 5) **placement of a note on the site plan state that new lighting on the site will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 6) **compliance with the signage requirements of the Zoning Ordinance for any signs added to the site after February 17, 2009;**

Kingdom Coach LLC

July 6, 2009

Page 2

- 7) any new fencing proposed for the site to be appropriately permitted, and be approved by the Director of Urban Development if new barbed-wire fencing is proposed; and**
- 8) submittal of a revised PUD site plan prior to any application for land disturbance or building permits.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Kingdom Coach, LLC
5182 Willis Road
Theodore, Alabama 36582

Re: Case #ZON2009-01496 (Rezoning)
Kingdom Coach LLC
5182 Willis Road
(South side of Willis Road, 620'± East of Middle Road).
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to allow a bus washing facility.

Dear Applicant(s) / Property Owner(s):

At its meeting on July 2, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to allow a bus washing facility.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) limited to an approved Planned Unit Development; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is **\$155.80**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates